157.0	0004	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	638,700 / 638,700
					USE VALUE:	638,700 / 638,700
					ASSESSED:	638,700 / 638,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SNOW THOMAS M/EILEEN M
Owner 2:	
Owner 3:	
Street 1:	171 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O SULLIVAN DAVID/TRUSTEE -
Owner 2:	WAVERLEY ST TRUST -
Street 1:	171 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	207,600	600	430,500	638,700
Total Card	0.149	207,600	600	430,500	638,700
Total Parcel	0.149	207,600	600	430,500	638,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.87 /Parcel: 325.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104602

GIS Ref

GIS Ref

Insp Date 06/30/18

!12302!

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0004-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	207,600	600	6,500.	430,500	638,700		Year end	12/23/2021
2021	101	FV	200,100	600	6,500.	430,500	631,200		Year End Roll	12/10/2020
2020	101	FV	200,100	600	6,500.	430,500	631,200	631,200	Year End Roll	12/18/2019
2019	101	FV	183,200	700	6,500.	430,500	614,400	614,400	Year End Roll	1/3/2019
2018	101	FV	183,200	700	6,500.	362,900	546,800	546,800	Year End Roll	12/20/2017
2017	101	FV	183,200	700	6,500.	332,100	516,000	516,000	Year End Roll	1/3/2017
2016	101	FV	183,200	700	6,500.	282,900	466,800	466,800	Year End	1/4/2016
2015	101	FV	182,300	700	6,500.	246,000	429,000	429,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:19:57

LAST REV

Date	Time
07/31/18	14:26:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12302

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O SULLIVAN DAVI	43031-441		8/11/2004	Family	175,000	No	No		
SNOW EILEEN M	31667-518		8/31/2000	Convenience	99	No	No		
O`SULLIVAN JERE	28722-224		6/18/1998	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	104602
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
12/15/2008	Measured	345	PATRIOT
12/21/1999	Mailer Sent		
12/1/1999	Measured	268	PATRIOT
3/9/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	7									430,498						430,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,498	Spl Credit		Total:	430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	134.318
Other Features:	75688
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300823
Depreciation:	93255
Depreciated Total:	207568

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

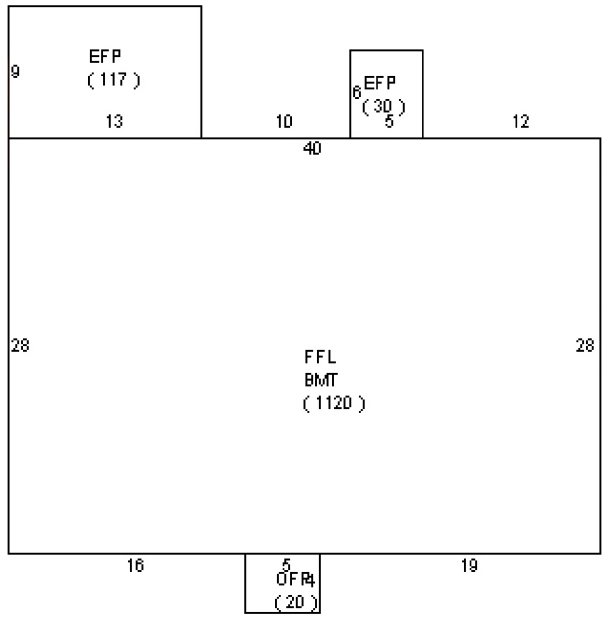
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.32
Special Features:	0	Val/Su Net:	86.25
Final Total:	207600	Val/Su SzAd	185.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	59.940	67,132
FFL	First Floor	1,120	134.320	150,436
EFP	Enclos Porch	147	45.510	6,691
OFP	Open Porch	20	43.780	876

Net Sketched Area:	2,407	Total:	225,135
Size Ad	1120	Gross Area	2407	FinArea	1960
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0004-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X7	A	AV	1986	0.00	T	26.4	101						
19	Patio	D	Y	1	250	A	AV	1980	3.75	T	31.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600